



City of Clayton
10 North Bemiston Avenue
Clayton, Missouri 63105
(314) 290-8450 FAX: (314) 863-0296

APPLICATION FOR PLANNED UNIT DEVELOPMENT

(Please type or print)

- ALL SECTIONS OF APPLICATION MUST BE COMPLETE
- APPLICATIONS MUST BE CONSISTENT WITH SUBMITTED MATERIALS
- PLAN SETS MUST BE FOLDED OR ROLLED IF TOO LARGE, PRINT SIDE OUT
- APPLICATIONS AND ASSOCIATED FEES FOR REZONING, SITE PLAN REVIEW AND ARCHITECTURAL REVIEW BOARD MUST ACCOMPANY THIS APPLICATION
- \$500.00 APPLICATION FEE MUST ACCOMPANY THIS APPLICATION (APPLICANT IS RESPONSIBLE FOR PUBLIC HEARING FEES)

Location of Project: _____

Type of Project: _____

PART A: PARTIES OF INTEREST-FULL LEGAL NAME REQUIRED

Name of Applicant: _____

Address: _____

Phone Number: _____

Interest in Property: _____

Name of Applicant's Agent - if different than above: _____

Address: _____

Phone Number: _____

Name of Owner(s) - if different than above: _____

Address: _____

Phone Number: _____

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: _____

Address: _____

Phone Number: _____

PART B: SITE DESCRIPTION

Legal Address of Property: _____

Lot Number: _____ *Block Number:* _____ *Subdivision:* _____

Locator Number: _____

Are there any restrictions or covenants running with the land? Yes _____ No _____

If so, what are they? _____

PART C: PLANNED UNIT DEVELOPMENT MINIMUM QUALIFICATIONS

Current Zoning: _____

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site Property: _____

Proposed Building Height: _____ Proposed Number of Floors: _____ Proposed FAR: _____

PART D: PROPOSED PROJECT

Briefly describe the project and intended use: _____

Please provide a tabulation of how the Total Square Footage in the project breaks down for each intended use. Examples of uses are the principle building, parking, storage, landscaping, deck/patio, or other:

Total Square Footage of Floor Area of the Project: _____

<u>Intended Use</u>	<u>Designated Square Footage of Floor Area</u>	<u>Percentage</u>	<u>Conditional Use or Permitted Use</u>

How does proposed development meet good planning practices, enhance the City and surrounding neighborhood? How does the proposed development meet the general planning goal of the City and the City's Master Plan?

Give a statement showing the relationship of the proposed Planned Unit Development to applicable recommendation of the Master Plan. If there is no relationship to the Master Plan, please give justification for the variance:

Give a statement showing how the proposed Planned Unit Development (PUD) differs from the zoning ordinance: _____

Explain why this difference from the zoning ordinance is necessary for the project to proceed:_____

What aspects of this project make it unusual and desirable enough for the City to allow the variation from the zoning ordinance:

What, if any, public benefit is the developer willing to provide the City? See attachment: _____

Adjacent Land Use:

*How is the proposed development compatible with the surrounding neighborhood?*_____

*Will there be any adverse impact on the surrounding neighborhood or the City as a whole?*_____

If appropriate, will buffering be provided to protect adjacent land uses from light, noise, etc.? _____

How are the operating and delivery hours compatible with the adjacent land use? _____

Architecture:

How is the architecture/building materials consistent with a high quality development and adjacent area?

How does the development preserve significant architectural/environmental features of the property? ____

Describe how the development preserves the designated historical features of the property. _____

Landscape:

Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City.

What provisions will be made for care and maintenance of greenspace areas?

Traffic:

Will street and other means of access to the proposed development be suitable and adequate to any anticipated traffic without overloading the adjacent streets? _____

If not, how will this be resolved? _____

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians?

Utilities:

Are the existing or proposed utility services adequate for the proposed development? _____

SECTION E. AMENDMENT TO A PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Please describe in detail the proposed Amendment: _____

Please describe why Amendment is being sought: _____

Please describe how the proposed Amendment is in conformance with the approved Development Plan:

***A letter addressed to the Mayor & Board of Aldermen describing the request in detail must accompany this application.**

SECTION F: SIGNATURES

Signature of Applicant (Required): _____ *Date:* _____

Signature of Owner (Required): _____ *Date:* _____